

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Oct 09 03:51 PM NC Rev Stamp: \$ 11600.00
Book: 8524 Page: 72 Fee: \$ 26.00
Instrument Number: 2018035475
DEED

Excise Tax Due: \$11,600.00

Recording Time, Book and Page

Tax Lot. No./Parcel Identifier No.: 151279, 154067 & 154070

Verified by Durham County on the ____ day of October, 2018.

by _____

Mail after recording to: Grantee

This instrument was prepared by: Kent D. Jones, Esq., Redding Jones, PLLC

Brief Description for the Index: 26.08 acres, Durham County, North Carolina

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of this 9th day of October, 2018, by and between:

GRANTOR	GRANTEE
HC ALEXANDER PLACE, LLC, a North Carolina limited liability company	PULTE HOME COMPANY, LLC, a Michigan limited liability company
1814 Euclid Ave. Charlotte, NC 28203	1225 Crescent Green Drive, Suite 250 Cary, NC 27518

The designation Grantor and Grantee, as used herein, shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration given by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all of that certain lot or parcel of land situated in Durham County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The above-described property **does not** include the primary residence of the Grantor.

The Real Property hereinabove described was acquired by Grantor by instruments recorded in Book 8279, Page 975 and Book 8279, Page 983 of the Durham County Public Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the unlawful claims of all persons claiming by, under or through Grantor except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. See Exhibit "B" attached hereto.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

HC ALEXANDER PLACE, LLC,
a North Carolina limited liability company

By: J. Bart Hopper
J. Bart Hopper, Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I do hereby certify that J. Bart Hopper, appeared before me this day in person and acknowledged that they signed and delivered the foregoing document as their free and voluntary act for the uses and purposes therein set forth and in the capacity indicated.

Given under my hand and notarial seal this 24th day of October, 2018.

Signature: [Signature], Notary Public

Print Name: Kent Davis Jones (Notary Seal)

My Commission Expires: 1/22/2022

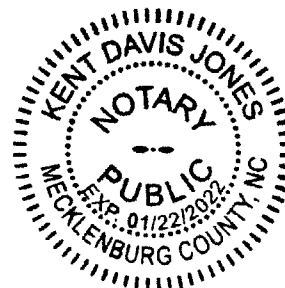


EXHIBIT A

Legal Description

Lying and being situate in Durham County, North Carolina, and being more particularly described as follows:

BEGINNING AT A CONCRETE MONUMENT, THE SOUTHEASTERN CORNER OF THAT PARCEL DESCRIBED IN DEED BOOK 3356 PAGE 414, "TICON, INC.", AND HAVING NCGS GRID COORDINATES OF 776625.4158 FEET NORTHING AND 2032228.4525 FEET EASTING.

THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 47 MINUTES 22 SECONDS EAST A DISTANCE OF 31.89 FEET TO A DAMAGED CONCRETE MONUMENT WITH EXPOSED REBAR; THENCE NORTH 01 DEGREES 38 MINUTES 57 SECONDS WEST A DISTANCE OF 346.19 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 30 DEGREES 41 MINUTES 11 SECONDS EAST A DISTANCE OF 1090.19 FEET TO A COMPUTED POINT; THENCE SOUTH 30 DEGREES 40 MINUTES 51 SECONDS EAST A DISTANCE OF 281.70 FEET TO A 5/8 IRON PIPE, 0.10 FEET UP; THENCE SOUTH 65 DEGREES 13 MINUTES 57 SECONDS WEST A DISTANCE OF 0.67 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 65 DEGREES 13 MINUTES 57 SECONDS WEST A DISTANCE OF 433.40 FEET TO A R/W MONUMENT; THENCE SOUTH 65 DEGREES 13 MINUTES 57 SECONDS WEST A DISTANCE OF 379.16 FEET TO A BROKEN R/W MONUMENT; THENCE SOUTH 65 DEGREES 13 MINUTES 57 SECONDS WEST A DISTANCE OF 10.73 FEET TO A 5/8 IRON PIPE; THENCE SOUTH 65 DEGREES 13 MINUTES 57 SECONDS WEST A DISTANCE OF 235.82 FEET TO A BENT 5/8 IRON PIPE; THENCE NORTH 65 DEGREES 06 MINUTES 59 SECONDS WEST A DISTANCE OF 63.21 FEET TO A 3/4 IRON PIPE, 0.20 FEET UP; THENCE NORTH 16 DEGREES 28 MINUTES 06 SECONDS WEST A DISTANCE OF 1303.43 FEET TO AN IRON PIPE UNDER A WATER BOX; THENCE SOUTH 87 DEGREES 29 MINUTES 03 SECONDS EAST A DISTANCE OF 221.09 FEET TO AN IRON PIPE UNDER A WATER BOX; THENCE SOUTH 87 DEGREES 29 MINUTES 03 SECONDS EAST A DISTANCE OF 478.17 FEET TO THE PLACE AND POINT OF BEGINNING.

EXHIBIT B

Permitted Exceptions

1. Taxes or assessments for the year 2018, and subsequent years, not yet due or payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 2, page 26; Plat Book 161, page 19; and Plat Book 82, page 49.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by survey entitled "ALTA/NSPS Land Title Survey Prepared For Pulte Home Company, LLC Located on NC HWY 55 & TW Alexander Drive, Durham, North Carolina" by Caleb Troy Clayton, Sr., PLS, dated September 12, 2018, last revised October 9, 2018, herein referred to as The Survey.
4. Memorandum of Action in favor of State Highway Commission recorded in Book 327, page 157; and corresponding Consent Judgment recorded in Book 367, page 657, and shown on The Survey.
5. Memorandum of Action in favor of State Highway Commission recorded in Book 327, page 154; and corresponding Consent Judgment recorded in Book 328, page 598, and shown on The Survey.
6. Drainage Easement in favor of the State Highway Commission recorded in Book 3515, page 128, and shown on The Survey.